



2022 to 2023 | Blakewood Court | FY2023

As of 10/11/2022

Prepared By: RE/MAX Country
 820 Castle Valley Boulevard
 P.O. Box 1010
 New Castle, CO 81647

Account	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	FY 2023
Income													
Association Operating Assessment-1	3,540.00	3,540.00	3,540.00	3,540.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	\$47,760.00
Total for Income	3,540.00	3,540.00	3,540.00	3,540.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	\$47,760.00
Expenses													
*Landscaping Expense													
Aeration-2	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$300.00
Fertilization-Weedkill-2	0.00	0.00	260.00	0.00	0.00	260.00	0.00	0.00	260.00	0.00	0.00	0.00	\$780.00
Grounds Clean Up-2	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$400.00
Irrigations Start up-Winterization-2	0.00	150.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	\$400.00
Lawncare-Mow-Trim-2	0.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	0.00	0.00	0.00	0.00	0.00	\$9,000.00
Snow Removal-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00	1,250.00	1,250.00	1,250.00	\$5,000.00
Tree Trimming/Removal/Root Feeding-2	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,000.00
Weeding-2	0.00	325.00	325.00	325.00	325.00	325.00	325.00	0.00	0.00	0.00	0.00	0.00	\$1,950.00
Subtotal for *Landscaping Expense	0.00	2,675.00	3,085.00	1,825.00	1,825.00	2,085.00	2,075.00	0.00	1,510.00	1,250.00	1,250.00	1,250.00	\$18,830.00
*Repairs													
Concrete Repairs-2	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,000.00
Gutters-2	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	\$750.00
Heat Tape-2	0.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	\$350.00
Subtotal for *Repairs	0.00	0.00	0.00	1,000.00	0.00	0.00	1,100.00	0.00	0.00	0.00	0.00	0.00	\$2,100.00
*Utilities													
*Trash	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	\$4,200.00
Common area electric-2	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	\$132.00
Water-2	0.00	50.00	50.00	65.00	65.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00	\$330.00
Subtotal for *Utilities	361.00	411.00	411.00	426.00	426.00	411.00	411.00	361.00	361.00	361.00	361.00	361.00	\$4,662.00
HOA Insurance Expense-2													
Business Owners Policy-2	1,132.75	1,132.75	1,132.75	1,132.75	1,132.75	1,132.75	1,132.75	1,132.75	1,132.75	1,132.75	1,132.75	1,132.75	\$13,593.00
Directors & Officers Policy-2	42.50	42.50	42.50	42.50	42.50	42.50	42.50	42.50	42.50	42.50	42.50	42.50	\$510.00
Subtotal for HOA Insurance Expense-2	1,175.25	1,175.25	1,175.25	1,175.25	1,175.25	1,175.25	1,175.25	1,175.25	1,175.25	1,175.25	1,175.25	1,175.25	\$14,103.00
HOA Management Fees-2	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	\$2,160.00
Maintenance-2													
Annual Backflow Testing-2	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$125.00



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Building Maintenance-2	0.00	0.00	0.00	0.00	865.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$865.00
Street Sweeping-2	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$225.00
Subtotal for Maintenance-2	0.00	0.00	350.00	0.00	865.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,215.00
Sprinkler System Repairs-	0.00	700.00	0.00	0.00	0.00	0.00	280.00	0.00	0.00	0.00	0.00	0.00	\$980.00
State Filing Fees-2													
CO Secretary of State-2	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$10.00
Division of Real Estate-2	0.00	0.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$40.00
Subtotal for State Filing Fees-2	0.00	10.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$50.00
Total for Expenses	1,716.25	5,151.25	5,241.25	4,606.25	4,471.25	3,851.25	5,221.25	1,716.25	3,226.25	2,966.25	2,966.25	2,966.25	\$44,100.00
Net Operating Income	1,823.75	-1,611.25	-1,701.25	-1,066.25	-271.25	348.75	-1,021.25	2,483.75	973.75	1,233.75	1,233.75	1,233.75	\$3,660.00
Non-operating Income													
Total for Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Non-operating Expenses													
Reserve Fund Expense-2 - Other	0.00	0.00	0.00	0.00	457.50	457.50	457.50	457.50	457.50	457.50	457.50	457.50	\$3,660.00
Total for Non-operating Expenses	0.00	0.00	0.00	0.00	457.50	457.50	457.50	457.50	457.50	457.50	457.50	457.50	\$3,660.00
Net Non-operating Income	0.00	0.00	0.00	0.00	-457.50	-457.50	-457.50	-457.50	-457.50	-457.50	-457.50	-457.50	(\$3,660.00)
Net Income	1,823.75	-1,611.25	-1,701.25	-1,066.25	-728.75	-108.75	-1,478.75	2,026.25	516.25	776.25	776.25	776.25	\$0.00